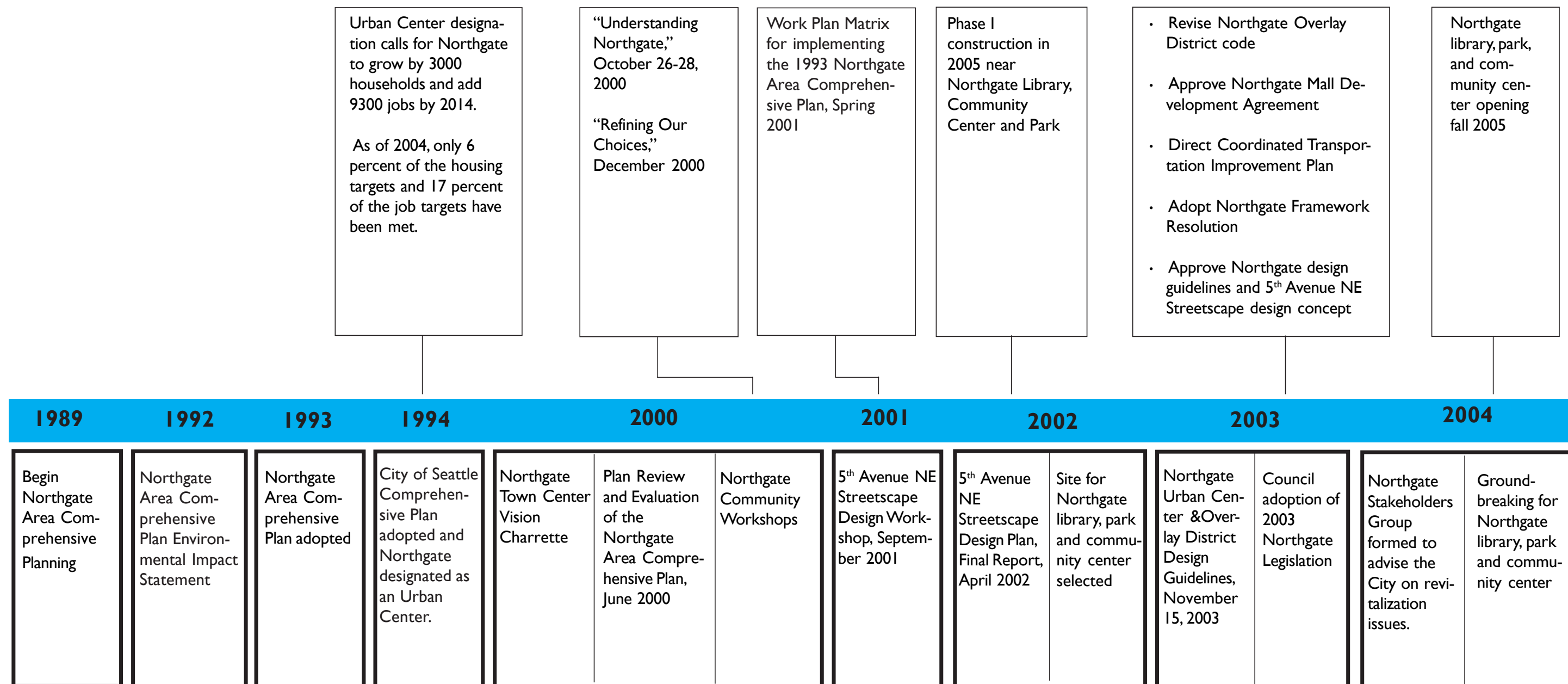


Timeline



Northgate's Future

“...The vision of the Northgate Plan is to transform a thriving, but underutilized, auto-oriented office/retail area into a vital, mixed-use center of concentrated development surrounded by healthy single family neighborhoods. With the improvements in this plan, the Northgate area will become a place where people live, work, shop, plan and go to school—all within walking distance. The surrounding single family neighborhoods will be buffered from intense development in the core, but will have ready access to the goods, services, and employment located in the core via a range of transportation alternatives including walking, bicycling, transit, and automobile. The improved alternative means of access, good vehicular and pedestrian circulation, and enhanced, interesting environment will contribute to the economic viability of the commercial core, attracting customers, visitors, and employers...”